

STATE MS. - DESOTO CO.

OCT 20 11 05 AM '97

Prepared by and  
Return to: William F. Hagan  
Post Office Box 679  
Hernando, MS. 38632  
(601) 429-9048

BK 323 PG 504  
W.F. DAVIS CH CLK.

ROSS B. OSE, ET UX,

Grantors

TO

WARRANTY DEED

BRAD W. MOBERLY, ET UX,

Grantees

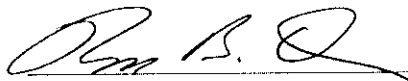
For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, We, **ROSS B. OSE** and wife, **GLEND A. F. OSE**, do hereby grant, bargain, sell, convey and warrant to **BRAD W. MOBERLY** and wife, **SHERRY B. MOBERLY**, as tenants by the entirety with full rights of survivorship and not as tenants in common, that certain real property lying and being situated in DeSoto County, Mississippi, and being more particularly described in and by **DESCRIPTION** attached hereto as **EXHIBIT "A"** and made a part hereof for all purposes as fully and completely as if copied in words and figures herein.


The above described real property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of DeSoto County, Mississippi; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas, or mineral rights of any kind or character whatsoever; subject to covenants, limitations, and restrictions as shown by and in **EXHIBIT "B"** attached hereto and made a part hereof for all purposes as fully and completely as if copied in words and figures herein, and which covenants, limitations, and restrictions are to run with said real property; and subject to taxes for the year 1997, which taxes are not yet due or payable but which constitute a lien which relates back to January 1, 1997.

Taxes for the year 1997 are to be paid pro-rata at such time as said taxes may be determined upon publication thereof. Taxes for all subsequent years shall be the responsibility of Grantees, their heirs and/or assigns.

Possession of said real property shall be given to Grantees upon delivery of this Deed.

Witness our signatures, this the 17<sup>th</sup> day of October, 1997.

  
ROSS B. OSE

  
GLEND A. F. OSE

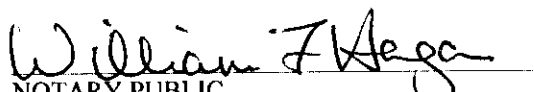
Mr. and Mrs. Ross B. Ose  
3455 Robertson Gin Road  
Hernando, MS 38632  
Home: (601) 429-3859  
Work: (901) 368-6060

Mr. and Mrs. Brad W. Moberly  
1265 Byhalia Road  
Hernando, MS 38632  
Home: (601) 429-6357  
Work: (601) 429-9886

# STATE OF MISSISSIPPI COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named **ROSS B. OSE** and wife, **GLEND A. F. OSE**, who each acknowledged that they signed and delivered the above and foregoing **WARRANTY DEED** as their free and voluntary act and deed on the day and date mentioned therein and for the purposes therein expressed.

Given under my hand and official seal of office, this the 17<sup>th</sup> day of October, 1997.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES:  
September 27, 2000



**DESCRIPTION:**

LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI.

Commencing at a point commonly accepted as the southwest corner of the Northwest Quarter of Section 24; thence run South 89 degrees 15' 28" East a distance of 407.90 feet along the south line of said quarter section to a steel fence rail, said point being the POINT OF BEGINNING; thence run North 00 degrees 00' 00" West a distance of 473.02 feet to a steel fence rail; thence run South 80 degrees 30' 50" East a distance of 231.43 feet to a wooden fence post; thence run South 73 degrees 20' 56" East a distance of 198.09 feet to a wooden fence post; thence run South 67 degrees 32' 27" East a distance of 197.71 feet to a point on the west right-of-way line of Robertson Gin Road, (80 feet wide); thence run South 29 degrees 25' 07" West a distance of 353.73 feet along said west right-of-way line to a point on the south line of said quarter section; thence run North 89 degrees 15' 28" West a distance of 427.05 feet along said south quarter-section line to the Point of Beginning, and containing 5.01 acres, more or less. Bearings are based on true north as determined by solar observation. The above description was written from a plat of survey by Danny S. Rutherford, P.E.L.S., dated September 15, 1997.

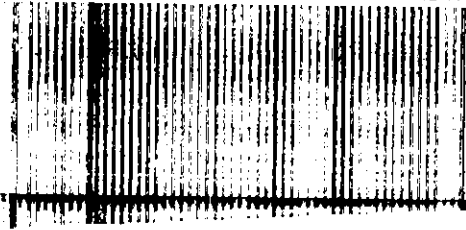
**EXHIBIT "A"**

10/17/97

03:20

CENTURY 21 HERITAGE

P:01



## ADDENDUM

The warranty deed from Ross Ose and wife, Glenda Ose, to Sherry and Brad Moberly, ~~shall~~ <sup>SELL</sup> ~~contain restrictive covenants identical to those contained in the restrictive covenants of Green T~~ <sup>BUY</sup> ~~Subdivision, and in particular but not limited thereto~~ shall contain a 1800 minimum square footage on the first floor of the dwelling, and restriction against metal buildings, and a restriction against mobile homes.

This 29 day of August, 1997.

Ross Ose  
ROSS OSE, SELLER

Glenda Ose  
GLENDA OSE, SELLER

Sherry Moberly  
SHERRY MOBERLY, BUYER

Brad Moberly  
BRAD MOBERLY, BUYER

EXHIBIT "B"